

ITEM#: _____
FISCAL IMPACT: _____
FUNDING SOURCE: _____
ACCOUNT #: _____
BUDGET OPENING REQ'D

ISSUE:

S-1-2009 – Highbury Towns East – Phase 1

SYNOPSIS:

Applicant: Ivory Homes
Proposal: Final Plat Approval
Location: 3100 South Daybury Drive
Zoning: RM

BACKGROUND:

The Highbury Towns East project is a residential community consisting of 90 units on 9.6 acres. The original development agreement was amended by the City Council in December 2008 to allow town homes at this location. According to the development agreement, this project is to be substantially like the original town homes constructed by Ivory Homes which is located to the west of Daybury Drive.

The first phase of the Highbury Towns East subdivision will consist of 31 units on 3.08 acres. The first phase will have three buildings fronting Daybury Drive. This will help accentuate the street scene that has already been established by the town homes at Highbury across the street.

Buildings will consist of 100% masonry materials. The architecture in this project is reflective of the craftsman style which is an American domestic style made popular in the early 1900's. Although brick is limited with this style of architecture, there are elements that will appear on the front elevation as well as the alleys. Stucco and hardi plank will comprise the other materials used in this development. Ivory is proposing three color schemes to be used to provide greater diversity between buildings. A rambler plan will be added an option which could open up opportunities to include a larger demographic.

Staff has evaluated this project in regards to the multiple family design standards. This project meets the standards outlined in the ordinance governing architecture, color and variation. The developer will be provided a copy of these standards to make sure that all areas have been addressed. In addition, the proposed development has been reviewed and approved by Zion's Securities

There are a number of unit types with varying square footages. Unit sizes range from 1104 to 1861 square feet. In addition, Ivory homes intends to install basements for all homes. A soils report was prepared when this area was planned for single family development. The report indicated that ground water was encountered at a depth ranging from 5-10 feet below existing grades. The finished grade elevations in this phase will be raised approximately 2-3 feet which will allow full basements to be constructed. It is staffs understanding that Ivory will install a sub-drain system to provide an extra measure of protection for new home owners.

The overall open space in this development has been calculated at 52%. Of this number, approximately 17.1% has been designated as functional open space. During the preliminary review, the Planning Commission approved the open space concept based on Ivory's commitment to include certain amenities throughout the project. Ivory has submitted plans showing a combination of small and large play structures, a picnic shelter, swing set, walking paths and benches. Staff believes that these amenities along with what Zion's is proposing by way of the trail system, waterways and urban fishery, will provide ample recreational and outdoor opportunities for residents living in this community.

Access to this phase will be gained from Daybury Drive. The main road leading into this development will be a dedicated right-of-way. All other roads in this development will be private. The minimum asphalt width has been approved at 20 feet. Curb and gutter on each side of the street will add another 4 feet of width. However, where fire hydrants are required, this width will need to increase to 26 feet. In order to provide secondary access, a temporary access easement will be positioned between the southern buildings and 3100 South. These easements will eventually be abandoned when additional access points are platted.

Improvements have been installed along 3100 South. The cross section consists of a 5-foot parkstrip and 5-foot sidewalk. The parkstrip will be planted with lawn and trees. This will provide a more pleasing streetscape along the south boundary of this development. A trex fence will be installed along the back of sidewalk in accordance with the development agreement. Said fence will match the existing fence to the west.

RECOMMENDATION:

The Planning Commission approved this application.

SUBMITTED BY:

Steve Lehman, Current Planning Manager